

DISTRICT III ADVISORY BOARD

MINUTES

Wednesday, November 7, 2001

7:00 p.m.

Colvin Neighborhood City Hall, 2820 S. Roosevelt

Members Present

Bill Ward
John Kemp
Phil Bloomquist
Jim Gulick
Matt Foley
Gene Fuhr

Members Absent

Brent Turnipseed
Judy Dillard
Phyllis Hall
Lois Ann Newman
Jim Skelton

Guests

Jeff Spahn	Lonny Wright
Joann Bennett	Melody Stucky

ORDER OF BUSINESS

Call to Order

Council Member Lambke called the meeting to order at 7:00 p.m.

Approval of Minutes

The minutes of the October 2, 2001 meeting were unanimously approved, Ward(Bloomquist).

Action: Approved by vote of 6-0.

Public Agenda Off-agenda Items

1. **Jeff Spahn**, Vice President of the Meadowlark Association was present to testify against the proposed Amendments. He said he had quite a go round with the Planning Department regarding Spencer Gardens and harbored negative feelings towards the Planning Commission as a result based on his interactions. He feels like the proposed changes represent further efforts to let the realtors and builders do what they want at the expense of homeowners and neighborhoods. He felt the proposed changes weakened the control of the Neighborhood Associations in favor of the builders impacting property values negatively.

DAB board member **Bill Ward** questioned the proposed change in Revision 1 changing adjacent to near, he felt the terminology near increased the area of impact from like next door to as much as a half a block away. He wondered what planning's definition of "near" was?

Phil Bloomquist, DAB board member representing the Mead Neighborhood Group says change #5 gives free reign to anybody who wants it. He also believes that many issues, such as traffic ones won't be decided in favor of neighborhoods.

Bill Ward, interjected that he thought change #5 opens up neighborhoods to increased traffic which, in turn, impacts their Quality of Life negatively. Board member Gene Fuhr felt like the change could direct commercial traffic through a neighborhood. John Kemp, another board member stated he saw this change as a threat to the neighborhood's safety.

Jim Gulick, board member representing Grandview Heights, interjected that he felt conflicts between neighborhood and businesses are decided in favor of businesses. Specifically, in regard to the proposition for mixed use areas zoned commercially, he feels it will set a precedent and put the neighborhoods at peril for being converted to commercial enterprise.

Recommended Action: **Ward(Kemp)** moved that DAB III not endorse the proposed amendments to the Wichita-Sedgwick County Comprehensive Plan. The motion passed unanimously 6-0.

Public Works Agenda

2. Board member **Bill Ward** said a new large water line was installed in his street and Public Works disrupted the neighborhood very little. He complimented the Public Works Department on their good work.

Staff Reports

3. **Wichita Fire Department Chief Bob Thompson** of the Fire Prevention Division reviewed the proposed changes of the Year 2000 International Fire Code. This represents a deviation from the previously utilized Uniform Fire Code. He explained that without a uniform code a builder coming in town to work may lack information about the code that is used locally. He feels the Year 2000 IFC runs parallel to the city of Wichita's building code. Residential owners won't be impacted with too many changes however, probably the change affecting them the most relates to burning a chiminea far enough away from the house to not be a threat and that barbeque grills would no longer be allowed to operate on apartment balconies. Provisions for tire storage require a smaller area as the fires can be quite difficult to fight and less area is better. Recreational fires and ceremonial fires require permits. Overall the proposed changes make the regulations apply more uniformly, resulting in a more consistent code and consequentially it is easier to adopt and enforce the code.

Board member **Bloomquist** questioned the need for a uniform code if WFD has option of upgrading standards if they so choose, Chief Thompson replied that the uniform standard was the best as builders tend to want to skimp on fire safety when their budget starts running out and this prevents that sort of thing.

Board member **Ward** asked about testing and stated he was concerned about the way certain standards were set. Chief Thompson said that the Fire Code was based on minimum standards.

Another area of change according to **Chief Thompson** was in Class K, a new classification was established for wet fire extinguishers to be more compatible with fire extinguishing systems on restaurant hoods. This was an improvement over the use of dry extinguishers around stove fires and allowed the restaurateur faster clean up and quicker return to business.

Audience member **Lonny Wright** asked if the State Fire Marshall was resistant to the Year 2000 IFC's and Chief Thompson stated as far as he knew they supported the change whole heartedly.

Chief Thompson stated in closing that WFD was easy to work with regarding building codes and fire codes and they worked well with all builders and the new code would continue to promote great working relationships.

4. **Jack Brown**, Director of Environmental Health provided DAB members with an overview of the Gilbert Mosley remediation project. So far the project has been well received and is hailed nationally for the expertise employed. To date they have installed 5.5 miles of pipe and drilled 13 wells to pump a million gallons of contaminated ground water per day.

The water will be decontaminated by running it through 12 Venturi Air Strippers dispersing the pollutants into the air. The pollutants released are equivalent to what would be released into the air by a small dry cleaning facility. The Kansas Department of Health and Environment does not require any type of emission control because the amount is so small. The industrial contaminants are much more toxic in the low oxygen environment found underground.

Later this month a groundbreaking ceremony will be held in Herman Hill Park for the final phase, the Environmental Education Center. The facility will feature a water park and support educational activities for the school children developed collaboratively with schools and parks along with other city departments.

The most important aspect of this project is the release of liability for innocent property owners. This allows lending to once again take place for these properties, increases the amount of commercial activity and in turn increases the value of the property for the tax base. New property owners will not be held liable for the past contamination.

Aggressive litigation is pending against the major contributors of the pollution and some businesses have settled. The recovered funds allow some recoupment of the project funds.

5. **Sergeant Wolf with the Wichita Police Department** is the supervisor of the School Resource Officers Program. The department just received a \$35,000 STEP grant to allow officers to step up enforcement of traffic laws regarding speeding and seat belt use in 10 targeted areas based on high number of accidents. Three of the locations are in District III and Sgt. Wolf wanted DAB members to be aware of the increased enforcement for speeding, seat belt and child restraint use. Extensive publicity will be used informing the public of the project prior to enforcement being stepped up.

The November focus is on occupant protection, the December focus is on DUI enforcement and then February 2002 will be occupant protection again and Labor Day 2002 will have a speeding focus. Board member **Gulick** asked Sgt. Wolf about red light runners, he informed Gulick that WPD is a bit short handed currently however, there are two new classes of recruits which should help as soon as they graduate.

Unfinished Business

6. Board member **Bloomquist** requested Paul Gunzelman, Traffic Engineer be scheduled for follow up at the next DAB meeting regarding the crosswalk on Pawnee. Staff will follow through.

New Business

None submitted

Board Agenda

7. **Community Policing Officer Roets** reminded everyone to report suspicious activity. Thefts from cars and of cars are increasing and he reminds us to secure our property. He also reported he is moving from 26 Beat to 23 Beat as of Monday, November 12, 2001.
8. Board member **Kemp** reported that he investigated ZON2001-00063, it was not scheduled for a DAB III hearing as the Planning Department deemed it non controversial and he agreed. None of the neighbors had a problem with the proposed zoning change.
9. NA **Vicki Mork** reports she and Council member Lambke are developing a District III newsletter, it will report the activities of DAB III and make space available for neighborhood associations reports. The newsletter will be distributed through the neighborhood associations.

Board member **Ward(Gulick)** moved for adjournment at 9:50 PM.